

Attachment 3

SAN LUIS OBISPO PLANNING DEPARTMENT HEARINGS MINUTES OF THE MEETING OF

March 15, 2013

Minutes of the Regular Meeting of the County Planning Department Hearings held in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, California, at 9:00 a.m.

The meeting is called to order at 9:00 a.m. by Mike Wulkan, Hearing Officer.

The following action minutes are listed as they were acted upon by the Hearing Officer of the Planning Department Hearings and as listed on the agenda for the Regular Meeting of March 15, 2013, together with the maps and staff reports attached thereto and incorporated therein by reference.

HEARINGS ARE ADVERTISED FOR 9:00 A.M. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. THE PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.

*****DRAFT MINUTES*****DRAFT MINUTES*****DRAFT MINUTES*****

PUBLIC COMMENT PERIOD

Cheryl Armstrong, Resident: speaks on consent item 1, Portnoff project.

Julie Tacker, resident of Los Osos: states her concerns on Los Osos Wastewater Project.

CONSENT AGENDA:

- a. [Planning Department Hearing Minutes March 1, 2013.](#)
[Minutes reviewed on March 7, 2013 by Dana Lilley, Hearing Officer.](#)
[Recommendation: Receive and File](#)

POST MEETING RESULTS: RECEIVED AND FILED

Received and Filed

Thereafter, on motion of the hearing officer, the Planning Department Hearing Minutes of March 1, 2013 are Received and Filed as recommended and are available on file at the office of the County Planning and Building Department.

1. [Hearing to consider a request by JUNE PORTNOFF / METRO PCS for a Minor Use Permit to allow for the construction and operation of an unmanned wireless telecommunications facility consisting of the addition of \(9\) small microwave antennas to an existing 100-foot lattice tower, and associated ground support equipment to be located within the lease area. The proposed facility would be collocated on an existing tower at an existing telecommunications site. The project will not result any ground disturbance the approximate 100 acre site. The project is within the Rural Lands land use category and is located 1945 Adelaida Road, south of Adelaida Road, approximately 2 miles west of the](#)

Attachment 3

City of Paso Robles. The site is in the Adelaida planning area. The Environmental Coordinator finds that the previously adopted Negative Declaration is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previous Negative Declaration, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previous Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Negative Declaration was adopted. County File Number: DRC2012-00043 Assessor Parcel Number: 026-231-016 Supervisorial District: 1 Date Accepted: December 20, 2012 Holly Phipps, Project Manager Recommendation: Approve

POST MEETING RESULTS: APPROVED

Thereafter, on motion of the hearing officer, the request by JUNE PORTNOFF for a Minor Use Permit (DRC2012-00043) is granted based on the Findings A. through F. listed in Exhibit A and subject to the Conditions 1 through 26 listed in Exhibit B (Document Number: 2013-019_PDH).

2. Hearing to consider a request by BRENT DILL for a Minor Use Permit to allow a waiver of the requirement that a guest house be located within 50 feet of the principal residence. The applicant is proposing to locate the guest house approximately 72 feet from the principle residence. The guest house would be located upstairs in the existing garage. The proposed project is within the Residential Suburban land use category and is located on the east side of Live Oak Road (6844 Live Oak Lane) approximately 0.15 miles south of Squire Canyon Road, approximately 2.5 miles north of the City of Pismo. The site is in the San Luis Bay Inland planning area. This project is exempt under CEQA. County File Number: DRC2012-00036 Assessor Parcel Number: 076-271-024 Supervisorial District: 3 Date Accepted: January 31, 2013 Holly Phipps, Project Manager Recommendation: Approve

POST MEETING RESULTS: APPROVED

Thereafter, on motion of the hearing officer, the request by BRENT DILL for a Minor Use Permit (DRC2012-00036) is granted based on the Findings A. through G. listed in Exhibit A and subject to the Conditions 1 through 10 listed in Exhibit B (Document Number: 2013-020_PDH).

3. Hearing to consider a request by LUCIA MAR UNIFIED SCHOOL DISTRICT & T-MOBILE for a Minor Use Permit to allow the construction and operation of an unmanned wireless communications facility consisting of: replacement of two existing 17 foot tall light standards with 26 foot tall light standards which can accommodate antennas screened within an 18 inch diameter FRP radome, and equipment within an underground vault. Each FRP radome will have one antenna mounted at a centerline height of 23.5 feet above ground. The project will result in the disturbance of approximately 600 square feet of a 5 acre parcel. The proposed project is within the Residential Rural land use category and is located at 1055 Mesa View Drive, approximately 2.5 miles south of the city of Arroyo Grande. The site is in the rural South County planning area. This project is exempt under CEQA. County File Number: DRC2012-00037 Assessor Parcel Number: 075-311-

Attachment 3

037 Supervisorial District No.: 4 Date Accepted: January 17, 2013 Xzandrea Fowler, Project Manager Recommendation: Approve

POST MEETING RESULTS: APPROVED

Thereafter, on motion of the hearing officer, the request by LUCIA MAR UNIFIED SCHOOL DISTRICT & T-MOBILE for a Minor Use Permit (DRC2012-00037) is granted based on the Findings A. through F. listed in Exhibit A and subject to the Conditions 1 through 31 listed in Exhibit B (Document Number: 2013-021_PDH).

HEARING ITEMS:

HEARING ITEMS TAKEN OUT OF ORDER AT THE HEARING OFFICER'S DISCRETION.

5. Hearing to consider a request by DLP AG PARTNERSHIP, CARTER, HRUSKA & LANGLEY for a Lot Line Adjustment (COAL 10-0069) to adjust the shared lot line between four parcels of 38, 15, 25 and 20 acres each. The adjustment will result in four parcels of 39.15, 14.62, 24.33 and 19.9 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Agriculture land use category and is located at 3330 & 3590 Adelaida Road, 3710 & 3910 Stags Leap Way, approximately four miles west of the City of Paso Robles. The site is in the Adelaida planning area. This project is exempt under CEQA. County File Number: SUB2012-00017 APN(s): 026-231-031, 062, 073 & 075 Supervisorial District: 1 Date Accepted: January 25, 2013 Cody Scheel, Project Manager Recommendation: Approve

POST MEETING RESULTS: APPROVED

Cody Scheel, Project Manager: presents project via a power point presentation.

Tobey Osgood, Agent: states is available for questions.

Thereafter, on motion of the hearing officer, the request by DLP AG PARTNERSHIP, CARTER, HRUSKA & LANGLEY for a Lot Line Adjustment (SUB2012-00017 COAL 10-0069) is granted based on the Findings A. through D. listed in Exhibit A and subject to the Conditions 1 through 10 listed in Exhibit B (Document Number: 2013-022_PDH).

4. Continued hearing to consider a request by MORRO COAST AUDUBON SOCIETY (MCAS) for a Minor Use Permit/ Coastal Development Permit to implement public access improvements at East Sweet Springs and connect the site (with trails) to the Central Sweet Springs Nature Preserve. The project includes an accessible trail and boardwalk system including interpretive elements guiding visitors to a prominent lookout point along the shoreline of the estuary. The trail will include one linear main line constructed of a combination of decomposed granite and elevated wooden or composite boardwalk (from the entrance to the bay overlook). Two spur trails leading from the Pond Loop trail to the north and south of the pond on the Central Sweet Springs preserve will connect the main line to the eastern section. One small loop trail will be included near the middle of the main line to provide a resting area. The main line trail will be five feet in width. The project also includes a bike rack (bicycles will not be allowed on the preserve), an ADA parking space and a 3,000 gallon water tank; all located at the entrance of the preserve. No eucalyptus tree removal is proposed. The project will result in 6,500 square feet of ground

Attachment 3

disturbance on an 8.3 acres site. The project is located on the north side of Ramona Street between Broderson Avenue and 4th Street, in the community of Los Osos, in the Estero planning area. Also to be considered at the hearing is will be approval of the Environmental Document prepared for the project. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on December 27, 2012 for this project. Mitigation measures are proposed to address biological resources and cultural resources and are included as conditions of approval. Anyone interested in commenting or receiving a copy of the proposed Environmental Determination should submit a written statement. Comments will be accepted up until completion of the public hearing(s). (Cont'd. from the March 1, 2013 PDH). County File Number: DRC2011-00013 Assessor Parcel Number: 074-229-009 Supervisorial District: 2 Date Accepted: October 15, 2013 Kerry Brown, Project Manager Recommendation: Approve

POST MEEETING RESULTS: APPROVED

Kerry Brown, Project Manager: presents project via a power point presentation, reads new findings for Environmentally Sensitive Habitat Area (ESHA) into record.

Mike Wulkan, Hearing Officer: questions staff regarding any changes to Conditions. Kerry Brown, Planning Staff, reads New Condition 7 requiring incidental take permit into record.

Mike Wulkan, Hearing Officer: questions staff regarding parking availability and parking spaces, Kerry Brown responds.

Holly Sletteland, Sweet Springs Manager: requests approval of the project.

Mike Wulkan, Hearing Officer: questions Ms. Sletland regarding size of viewing platform with Ms. Sletland responding.

Carol Baker, Dane Jones, Alissa Feldman, Linde Owen, Marie Smith, Betty Winholtz, David Dubbink and Joey Rocano: state their concerns regarding project.

Carol Baker, states Tom Cantwell from Los Osos Community Advisory Council couldn't attend meeting, states some of his concerns regarding project.

Holly Sletteland, Sweet Springs Manager: responds to concerns raised.

Kerry Brown, Project Manager and Steve McMasters, Planning Staff: responds to concerns raised.

Mike Wulkan, Hearing Officer: questions staff regarding signs, with staff responding.

Holly Sletteland, Sweet Springs Manager: provides sizes and descriptions of signs.

Attachment 3

Mike Wulkan, Hearing Officer: questions staff regarding intersection safety, parking issues and management plan. Kerry Brown, Project Manager, responds.

Hearing Officer deliberates.

Thereafter, on motion of the hearing officer, the request by MORRO COAST AUDUBON SOCIETY (MCAS) for a Minor Use Permit/Coastal Development Permit (DRC2011-00013) is granted based on the Findings A. through O. listed in Exhibit A, with the newly added Finding L which shall read: "There will be no significant negative impact on the identified sensitive habitat and the proposed public access improvements will be consistent with the biological continuance of the habitat", and newly added Finding M which shall read: "The proposed public access improvements will not significantly disrupt the habitat." The remaining two Findings shall be relettered accordingly, and is subject to the Conditions 1 through 19 listed in Exhibit B, with the newly added Condition 7 to read: "The applicant shall submit an Incidental Take Permit or other approval from the US Fish and Wildlife Service." The remaining Conditions shall be renumbered accordingly (Document Number: 2013-023_PDH).

ADJOURNMENT: 10:43 am

DONNA HERNANDEZ, SECRETARY PRO TEM
PLANNING DEPARTMENT HEARING